

City Council Introduction: **Monday**, March 11, 2002
Public Hearing: **Monday**, March 18, 2002, at **1:30 p.m.**

Bill No. 02R-39

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1940, CARDINAL HEIGHTS COMMUNITY UNIT PLAN**, requested by Brian D. Carstens and Associates on behalf of Hartland Homes, Inc., for 209 dwelling units, with a request to waive the rear yard setback, on property generally located at N.W. 56th Street, south of W. Leighton Avenue.

STAFF RECOMMENDATION: Conditional approval.

ASSOCIATED REQUESTS: Preliminary Plat No. 01017, Cardinal Heights 1st Addition (02R-40)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 02/06/02
Administrative Action: 02/06/02

RECOMMENDATION: Conditional approval (7-0: Carlson, Newman, Bills, Duvall, Taylor, Steward and Krieser voting 'yes'; Hunter and Schwinn absent).

FINDINGS OF FACT:

1. This community unit plan and the associated preliminary plat were heard at the same time before the Planning Commission.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-5, concluding that the proposal is in conformance with the Comprehensive Plan. The requested waivers allow for a mixture of housing types within the community unit plan.
3. The applicant's testimony is found on p.7.
4. Testimony in support by a representative of the Arnold Heights Neighborhood Association is found on p.8; however, the Neighborhood Association is very concerned about additional traffic and N.W. 56th not being paved.
5. There was no testimony in opposition; however, the record consists of two emails with concerns about traffic and street improvements (p.22-24).
6. The discussion by the Commission with staff regarding street improvements is found on p.8.
7. On February 6, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval, as set forth in the staff report dated January 24, 2002. The conditions of approval are found on p.5-6.
8. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: March 4, 2002

REVIEWED BY: _____

DATE: March 4, 2002

REFERENCE NUMBER: FS\CC\2002\FSSP1940

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: PP #01017 - Cardinal Heights 1st Addition **DATE:** January 24, 2002
SP #1940 - Cardinal Heights Community Unit Plan

PROPOSAL: Preliminary Plat 209 lots and 2 outlots for 189 single family, 18 townhouse and 2 single family attached dwelling units.

WAIVER REQUEST: §26.23.140(a) Lot width to depth ratio
§27.15.080(a) Rear yard setback

LAND AREA: 40.69 acres, more or less.

CONCLUSION: With conditions, the application is in conformance with the Comprehensive Plan, the requested waivers allow for a mixture of housing types within the Community Unit Plan.

<u>RECOMMENDATION:</u>	Preliminary Plat #01017:	Conditional Approval
	Waiver of §26.23.140(a)	Approval
	Special Permit #1940:	Conditional Approval
	Waiver of §27.15.080(a)	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 21 Irregular Tract, located in the Southwest 1/4 of Section 18, T10N, R6E of the 6th principal meridian, Lincoln, NE.

LOCATION: Generally located at N.W. 56th Street and south of W. Leighton Avenue.

APPLICANT: Duane Hartman
Hartland Homes, Incorporated
P.O. Box 22787
Lincoln, NE 68542
(402)477-6668

OWNER: Same

CONTACT: Brian Carstens
Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68516
(402)434-2424

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Single-family houses	R-3, Residential
South:	Agricultural	AG, Agricultural
East:	Single-family houses	R-3
West:	Agricultural	AG

HISTORY: On **December 21, 1998**, City Council approved Preliminary Plat #97027, Cardinal Heights Addition for 169 residential lots.

In July of **1987** the Oak Hills 1st Addition Preliminary Plat expired.

The area was zoned A-2, Single Family Dwelling District until it was updated to R-3, Residential during the **1979** zoning update.

In July of **1977**, City Council approved Oak Hills 1st Addition Preliminary Plat for 127 residential lots. No final plat was submitted.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows this area as Urban Residential.

The Comprehensive Plan indicates several goals for future urban residential areas, one of which indicates:

“Encourage efficient use of urban areas by providing for high density residential uses as an integral part of major, planned commercial and residential developments.” (Page 44)

“Increase ownership opportunities for households of different sizes and income levels.” (page 44)

Strategies indicated that each neighborhood should provide:

“A variety of housing types for a broad range of income levels.” (page 45)

UTILITIES: Currently the sanitary sewer is not in place to serve the entire development. A phasing plan was created to address this concern. Four phases are identified. Phases 1 through 3 can be platted after the preliminary plat is approved. Phase 4 can be platted when sewer improvements are constructed in the vicinity of N.W. 48th and West Adams Street and when N.W. 56th Street is improved.

TOPOGRAPHY: Sloping to the middle of the plat with a drainage swale running north-south through the center of the plat. The swale drains north toward Outlot A, which is the lowest point of the plat and is shown for detention.

TRAFFIC ANALYSIS: NW 56th Street is shown as an Urban/Rural Minor Arterial in the Future Street and Road Classification in the Comprehensive Plan. All other streets are internal and classified as local streets.

The boundaries of the plat are within the turning zone of the Airport Zoning Map. The Airport Zoning regulations indicate that areas within the turning zone shall not have a height in excess of 150 feet above the elevation at the closest point on the nearest runway, which is the south runway with a height of 1195.45 NAVD 1988. The applicant has noted this on the plan.

PUBLIC SERVICE: The nearest fire station is #11, Lincoln Air Park West at 3401 NW Luke Street. Olympic Heights Public Park is to the north of this plat.

ANALYSIS:

1. This is an application for a preliminary plat for 209 lots and two outlots and a special permit for a community unit plan for 209 dwelling units consisting of 189 single family, 18 townhouse, and 2 single family attached lots with a modification to allow 42-foot wide lots, waive the lot width to depth ratio on 17 lots, and reduce the rear yard setback on lots as shown on the site plan.
2. The applicant proposes Outlot B to be used for a playground and open space. Outlot A is identified as open space for storm water detention.
3. There is an existing preliminary plat on file for this area, Cardinal Heights Addition. The applicant requested the improvement for N.W. 56th Street be waived and was denied by the Planning Commission and City Council. The City Council modified the requirement to improve NW 56th Street at the time the adjacent lots are final platted.
4. The applicant acknowledges that the Comprehensive Plan has been amended to include NW 56th Street as a minor arterial road. The site plan shows double-frontage lots and relinquishes direct vehicular access to NW 56th Street except at the intersection of West Partridge Lane. Double frontage lots are permitted by the Subdivision Ordinance when they abut a major street and relinquish access to the major street and therefore a waiver is not required.

5. The applicant is proposing a phasing plan for development of the site to correspond with anticipated sanitary sewer main up-grades in NW 48th Street by the City. Phase 4 of the proposed development will not be platted until such time as sanitary sewer is available.
6. The Public Works & Utilities Department noted that the phasing plan is unclear and needs to be revised to clearly indicate which phases will not be platted until N.W. 56th Street is paved and the sewer improvements are installed in N.W. 48th Street.
7. The Public Works & Utilities Department indicated that an easement shows the ability to build and maintain the portions of the storm water detention facility outside the limits of this plat in Outlot D, Olympic Heights Addition. The grading plan needs to be revised to show grading to the north of this plat. The calculated 100 year storage floods a portion of existing platted lots. The flood pool must remain in the outlot, currently the grading plan shows grading on private lots outside Outlot D.
8. Density calculations indicate a possible density of 252 units allowed by the Design Standards for community unit plans. The developer applied for 209 dwelling units.

SPECIAL PERMIT CONDITIONS

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the special permit will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the special permit to:
 - 1.1.1 Revise the site plan to include the density calculation for the Community Unit Plan.
 - 1.1.2 Indicate a waiver of the rear yard setback under the "Requested Waivers" table.
2. This approval permits:
 - 2.1 A waiver of §27.15.080(a) Rear yard setback.
 - 2.2 209 dwelling units.

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the following revisions and the plans are acceptable:
- 3.2 The construction plans shall comply with the approved plans.
- 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
- 5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner
Planner

**SPECIAL PERMIT NO. 1940,
CARDINAL HEIGHTS 1ST ADDITION COMMUNITY UNIT PLAN
and
PRELIMINARY PLAT NO. 01017,
CARDINAL HEIGHTS 1ST ADDITION**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

February 6, 2002

Members present: Taylor, Carlson, Bills, Steward, Krieser, Duvall and Newman; Hunter and Schwinn absent.

Staff recommendation: Conditional approval.

Becky Horner of Planning staff submitted two emails received by the Planning Department, both of which express concerns about traffic.

Proponents

1. Lyle Loth, ESP, appeared on behalf of the applicant, **Hartland Homes, Inc.** The original preliminary plat of Cardinal Heights was approved in 1998 for 169 single family lots. Hartland Homes acquired the property and wishes to continue their tradition of providing affordable housing by increasing the density by 40 units with some townhouse lots and smaller single family lots. Loth agreed with the conditions of approval set forth in the staff report.

With regard to the letters received with concerns about traffic, Loth indicated that the developer does not disagree that traffic in this area is a problem, especially on N.W. 48th Street. Currently, N.W. 48th is a two-lane paved road existing from "O" Street to Hwy 34 to the north. The 1994 Comprehensive Plan shows that this street will be widened to 4 lanes with raised medians. It is shown to be in phase II, which would indicate that it would be in the 10-20 year timeframe. Loth went on to explain the existing conditions in the area with regard to the traffic issue. Oak Hills was a project to the immediate east of Cardinal Heights with 127 single family lots. Olympic Heights is the subdivision to the immediate north, with 320 single family lots. There is also only one paved outlet from that subdivision to N.W. 48th at W. Huntington. There are some additional outlets to the west. Hartland Homes Northwest is at the corner of 56th and West Adams with 109 single family lots. Today, there are approximately 560 single family lots that are utilizing N.W. 48th Street. Loth agreed that Cardinal Heights is not going to improve the traffic situation, but the problem exists today. The city is aware of the problem and the improvements are in the Comprehensive Plan. In addition, Ashley Heights is on the east side of N.W. 48th with 297 dwelling units which funnel out on N.W. 48th.

Currently, West Adams between 48th and 56th is a gravel road; N.W. 56th is also a gravel road, but in the approval of two earlier projects, View Pointe West and Hartland Homes Northwest, the conditions were that the city agreed to pave Adams Street and 56th Street along the south side, so there will be some paving coming that will help the circumstance in the future.

2. Karen Kotschwar, 5000 W. Hughes, testified on behalf of the Arnold Heights Neighborhood Association. The Association is not in opposition. Their main concern is the fact that N.W. 56th is not paved. In fact, it is a poorly maintained gravel road. W. Adams has a lot of traffic and it is always full of holes and in dire need of paving. The Association is wondering about the possibility of having N.W. 56th paved from West Adams to "O" Street as an alternate to N.W. 48th because of the traffic on N.W. 48th. We know N.W. 48th is in the 20-year improvement plan and we've been told this over and over and it has been pushed back and back. We are hoping that after Ashley Heights is built, we can at least get some turn lanes and signaling on W. Huntington.

There was no testimony in opposition.

Staff questions

Steward asked staff to respond to the road improvement issue. Dennis Bartels of Public Works advised that a future project is identified for N.W. 48th Street but it is not funded at this point in time. Public Works receives more complaints on W. Adams and N.W. 56th. The city recognizes the need but it is a funding issue. With this plat there is a condition that they cannot plat the lots immediately adjacent to N.W. 56th Street until it is paved. That doesn't help the overall traffic, but it mitigates the dust problems that you have when lots back onto a gravel road. We do not have funding identified or specific years for these projects.

Carlson wondered whether there are property owners abutting N.W. 56th that would participate in the improvements. Bartels indicated that there are not. All of the recent plats are double frontage type lots. There are very few property owners that take direct access to these streets. He would anticipate that the paving will be a total city responsibility and will be assessed to the property owners. However, at this point in time, we do not have a mechanism in the subdivision ordinance to ask for participation. N.W. 56th and W. Adams are identified in the preliminary CIP for next year. There are significant traffic counts all over. If we pave these, we will have to pull some other projects that have been in the CIP previous years.

Carlson inquired about the phasing. Becky Horner of Planning staff explained that one of the conditions is that the phasing plan be revised to satisfy Public Works because the plan they submitted for review did not indicate those phases clearly. She clarified that it will be the lots abutting directly onto 56th which will be in the final phase and cannot be final platted until that street is improved.

Public hearing was closed.

SPECIAL PERMIT NO. 1940, **CARDINAL HEIGHTS 1ST ADDITION COMMUNITY UNIT PLAN** **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

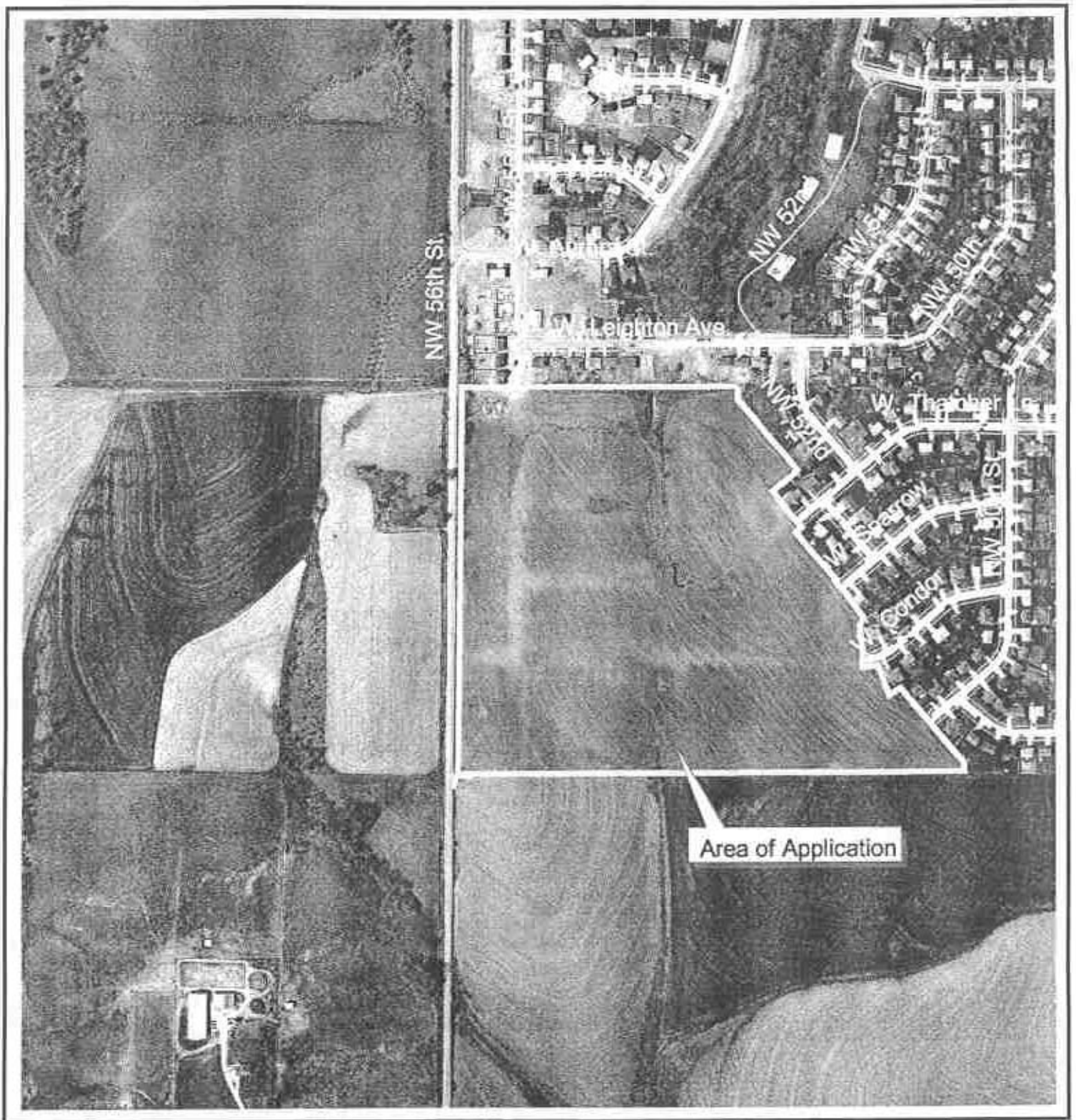
February 6, 2002

Duvall moved to approve the staff recommendation of conditional approval, seconded by Bills and carried 7-0: Carlson, Newman, Bills, Duvall, Taylor, Steward and Krieser voting 'yes'; Hunter and Schwinn absent.

PRELIMINARY PLAT NO. 01017,
CARDINAL HEIGHTS 1ST ADDITION
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

February 6, 2002

Krieser moved to approve the staff recommendation of conditional approval, seconded by Duvall and carried 7-0: Carlson, Newman, Bills, Duvall, Taylor, Steward and Krieser voting 'yes'; Hunter and Schwinn absent.



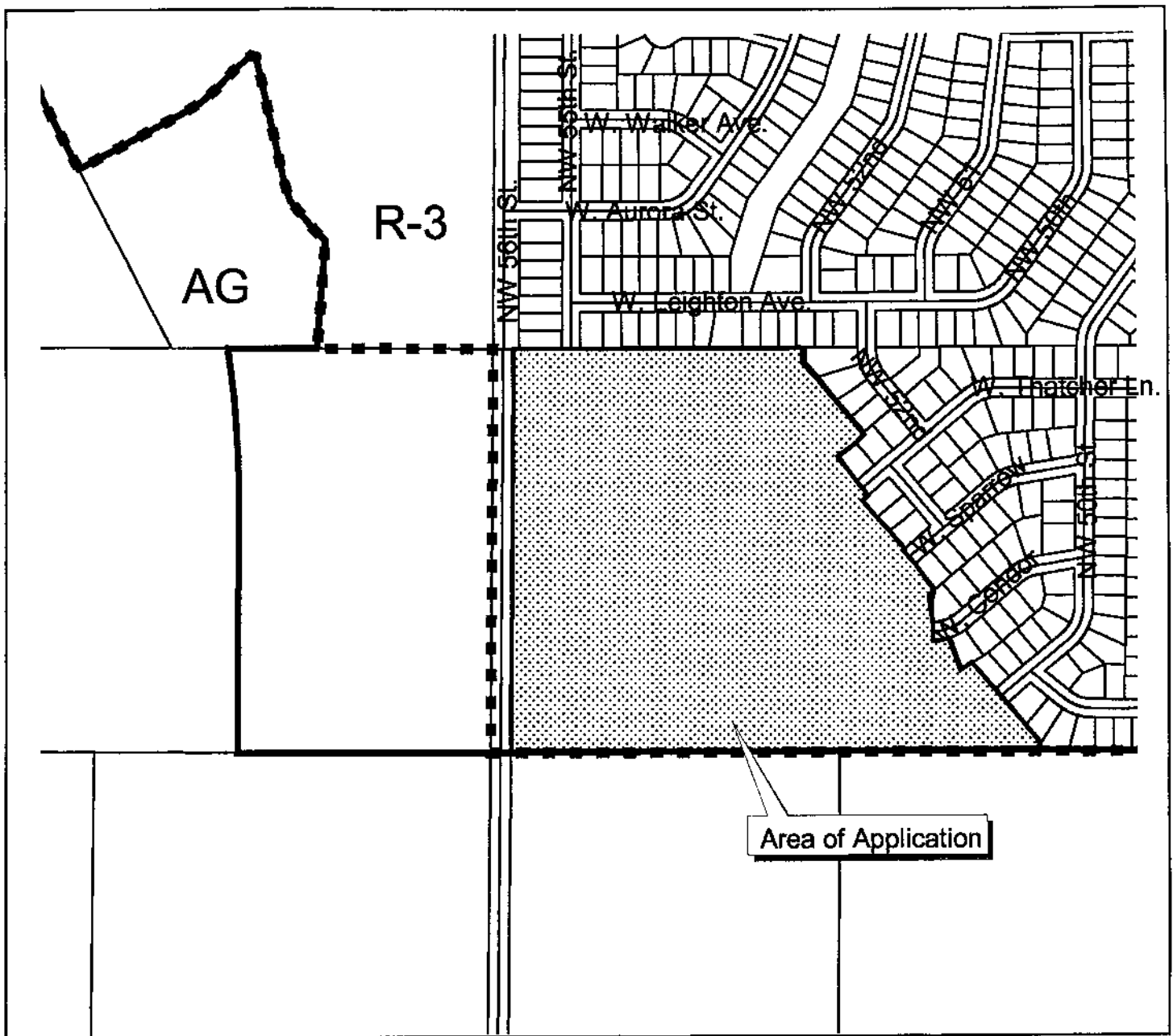
**Preliminary Plat #01017
 Special Permit #1940
 Cardinal Heights 1st Add
 NW 56th & Leighton Ave.**



010

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

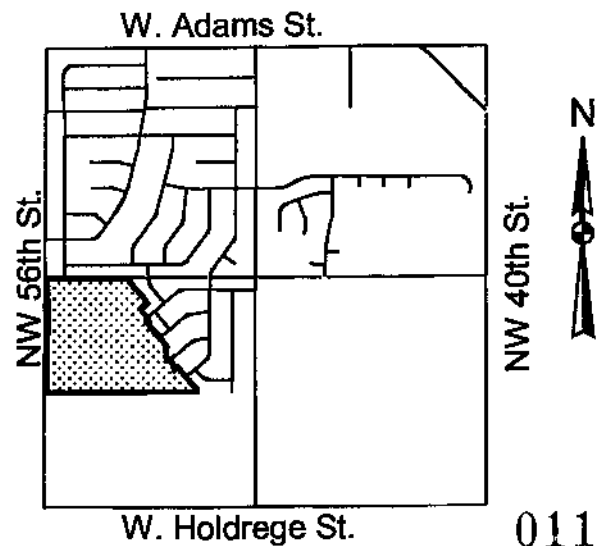
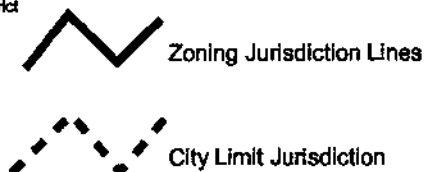


Preliminary Plat #01017
Special Permit #1940
Cardinal Heights 1st Add
NW 56th & Leighton Ave.

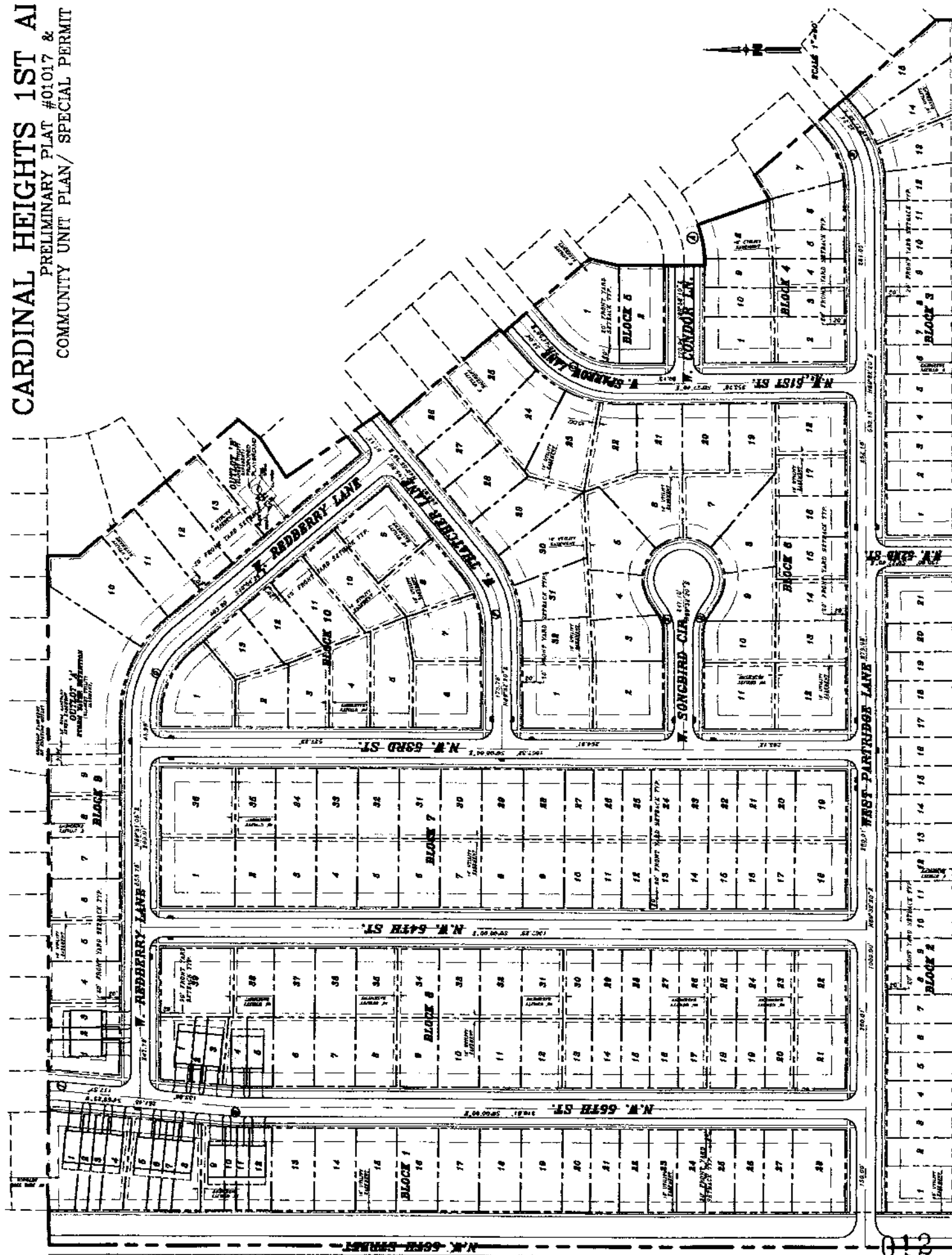
Zoning:

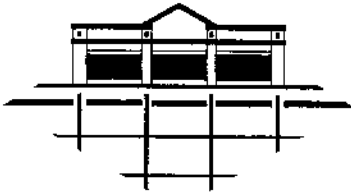
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 18 T10N R6E



CARDINAL HEIGHTS 1ST AI
PRELIMINARY PLAT #01017 &
COMMUNITY UNIT PLAN/ SPECIAL PERMIT





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 4, 2001

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: CARDINAL HEIGHTS FIRST ADDITION
PRELIMINARY PLAT #01017 & COMMUNITY UNIT PLAN/ SPECIAL PERMIT #1940

Dear Kathleen,

On behalf of the owner, Hartland Homes, Inc., we are re-submitting the above mentioned project as per the meeting with planning staff.

The site plan has been revised to show 20 attached single family units/ lots in the northwest corner of the project. This change will allow for a variety of different sized lots and housing types. Therefore, meeting the concept of a community unit plan.

Please contact me if you have any further questions.

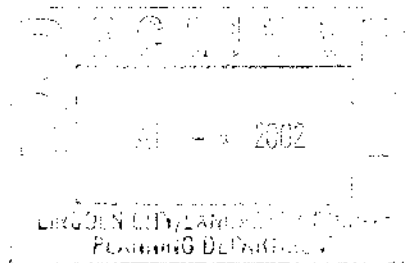
Sincerely,

Brian D. Carstens

cc. Hartland Homes, Inc.


ENCLOSURES:

6 copies of sheets 1 through 6 of 6
8-1/2" x 11" reductions of the plans



M e m o r a n d u m


JAN - 9 2002

To: Becky Horner, Planning
From:  Dennis Bartels, Engineering Services
Subject: Cardinal Heights 1st Addition
Date: January 9, 2002
cc: Roger Figard
Nicole Fleck-Tooze

Engineering Services has reviewed the January 4, 2002 resubmittal for Cardinal Heights 1st Addition and has the following comments:

1. None of my comments in my December 19, 2001 memo have been addressed and are still applicable.
2. The proposed change to show the 20 attached single family lots in the northwest corner of the plat is satisfactory.
3. The preliminary plat does not show the required 12" water main in Northwest 56th Street.

M e m o r a n d u m

To: Becky Horner, Planning
From:  Dennis Bartels, Engineering Services
Subject: Cardinal Heights 1st Addition Preliminary Plat
Date: December 19, 2001
cc: Roger Figard
Nicole Fleck-Tooze

Engineering Services has reviewed the revised Cardinal Heights 1st Addition Preliminary Plat and has the following comments:

1. The grading has been revised adjacent to Northwest 56th Street and is satisfactory.
2. An easement has been provided showing the ability to build and maintain the portion of the storm water detention facility outside the limits of this plat in Outlot D, Olympic Heights. The grading plan, however, needs to be revised. The grading plan does not show all the grading to the north of this plat. The calculated 100 year storage floods a portion of existing platted lots. The flood pool must remain in the outlot. The grading plan shows grading on private lots outside Outlot D.
3. Sheet 2 of 6 is listed as a phasing plan. The plat is divided into areas but are not labeled as to their significance. The phasing plan needs to show which phase will not be built until Northwest 56th Street is paved. The plan also needs to address the phase or phases that will not be built until sanitary sewer improvements are made downstream. This was required with the originally approved plat.



Memo

To: Becky Homer, Planning Department
From: Mark Canney, Parks & Recreation *MCC*
Date: December 10, 2001
Re: Cardinal Heights 1st Addition PP 01017

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.



Dennis L Roth

12/08/2001 07:36
AM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: RE: Cardinal Heights

PROJ NAME: Cardinal Heights
PROJ NMBR: PP01017
PROJ DATE: 12/04/01
PLANNER: Becky Horner

Finding NO duplicate/similar names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

Streets: W Condor La, W Redberry La, W Partridge La, W Songbird Cir, W Sparrow La,
W Thatcher La, NW 53rd St, NW 54th St and NW 55th St.



INTER-DEPARTMENT COMMUNICATION

DATE December 7, 2001

TO Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

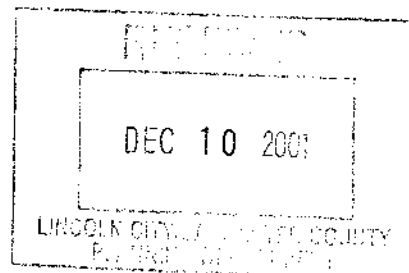
SUBJECT DEDICATED EASEMENTS
DN #20N-53W

Attached is the Revised Preliminary Plat for Cardinal Heights 1st Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFO/DEDEAS.Frm

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01094**

Address

Job Description: **CORDINAL HEIGHTS 1ST ADDITION**

Location: **CORDINAL HEIGHTS 1ST AD**

Special Permit: **Y 1940**

Preliminary Plat: **Y 01017**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **BECKY HORNER**

Status of Review: **Approved**

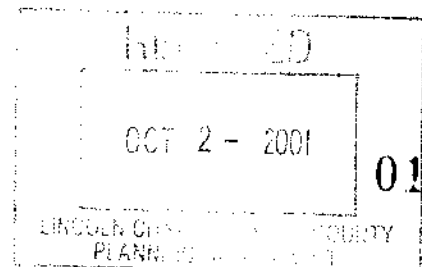
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards





MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Cardinal Heights 1st Addition

10/01/2001 10:44
AM

Becky,

The Lincoln Police Department has no objections to the Cardinal Heights 1st Addition SP 1940 & PP 01017.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: 10/9/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Cardinal Heights 1st Add
SP #1940 PP #01017

The Lincoln-Lancaster County Health Department has reviewed the proposed Cardinal Heights 1st Addition with the following items noted:

- Sewage disposal is projected to be the City of Lincoln Municipal collection system.
- Water supply is projected to be the City of Lincoln Water supply.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

ITEM NO. 3.5a&b: SPECIAL PERMIT NO. 1940
PREL. PLAT NO. 01017
CARDINAL HEIGHTS 1st
(p.163 - Public Hearing - 2/06/02)



"Dayna Krannawitter"
<dkrannawitter@neb.rr.com>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Cardinal Heights proposed plat

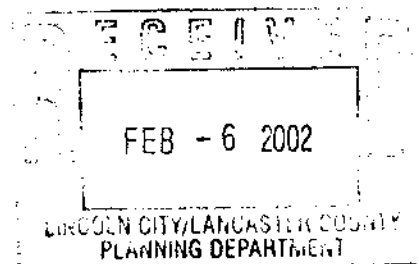
03/09/2000 03:58 AM

Dear Planning Commission:

My husband and I live in the Olympic Heights subdivision off NW 48th Street. I just learned of the new plat being developed west of the Oak Hills subdivision, to be called Cardinal Heights. Although we have been supportive of the increased expansion and development of our neighborhoods, I do want to express my concern about the potential for increased problems due to traffic congestion flowing out of our connected subdivisions onto NW 48th Street.

There is a road behind our subdivisions (NW 56th Street) that is unpaved and links to additional unpaved roads. I have been on these rough gravel roads and, if left unpaved, they offer no solution to traffic congestion. Our only alternative is to travel via NW 48th Street. This street is narrow with very little to no shoulder area. Turning lanes are minimal at best and traffic is increasingly heavy. With the addition of Ashley Heights and Cardinal Heights, I fear that NW 48th Street will become even more unsafe than it is now. I urge you to conduct a traffic study to determine the needs of this community before Cardinal Heights is constructed. Thank you.

Dayna Krannawitter
5021 W. St. Paul
Lincoln, NE 68524
402-470-0240
dkrannawitter@neb.rr.com





AHNA
<arnoldheights@alltel.net>

To: plan@ci.lincoln.ne.us
cc:
Subject: Cardinal Heights

02/05/2002 10:49 PM

Not even a year has passed and here is another development looking to build near our NorthWest Lincoln neighborhood. It is exciting to see so much activity in an area that has been sort of lost in time for the last decade or so. It has been very fortunate that we have received so much interest in our corner of Lincoln so soon after the completion of the Greater Arnold Heights Area Neighborhood Plan.

While we are looking forward to having new families join our community, we are optimistically concerned about the impact it will have on the many families who already reside here.

The impact that another 200 homes brings to our area can be measured by it's vehicular traffic increase on our existing streets. Cardinal Heights homeowners will most likely use W. Thatcher Lane as their primary access to Lincoln's arterial street system. There are two alternate routes to exit from this proposed neighborhood. One will be to take the graveled NW 56th Street North 3/4 mile to a graveled W. Adams Street 1/2 mile back to NW 48th Street as the nearest paved surface for a total of 1 1/4 miles of unpaved road. The other would be to take the graveled NW 56th Street South 1/4 mile either to take unpaved W. Holdrege Street back East 1/2 mile to NW 48th Street, or continue South across W. Holdrege another mile on graveled roads to W. "O" Street. Either way another 3/4 to 1 1/4 miles of unpaved road to the nearest pavement.

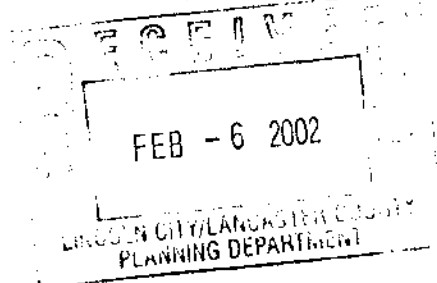
The intersection at W. Thatcher Road and NW 48th Street is a difficult intersection at best. It is difficult to see traffic coming from the South as well as from the North. Since NW 48th Street is the only paved entrance to and from the residential areas on the west side as well as the industrial park area on its east, you can expect it to be busy most all day. Traffic congestion on the narrow 2 lane with nearly no shouldering has been a concern with those in our neighborhood for some time. I believe that the traffic counts and accident reports will prove this concern to be real.

This leaves us back at Cardinal Heights. While we are in no way wanting to stifle additional development in our area, we are concerned about it's possible impact. It is our understanding that Hartland Homes has traditionally built out rather rapidly, as they have a robust market for their price range of homes. Our concern lies with the impact of these 200 homes as well as the 300 across the street at Ashley Heights with no plan for traffic patterns on NW 48th St.

We would respectfully submit a request that a study be made of the traffic impact of the Cardinal Heights plat on existing residential streets as well as NW 48th St. Additionally we are concerned in regards to any waiver of paving of NW 56th Street

Thank you for taking the time to hear our concerns. We intend to have some representation at the planning commission meeting, but in case we are unable to or are untimely in our arrival, we wanted our concerns to be known.

Thank You



Arnold Heights Neighborhood Association

Karen Griffin

Jeannette Fangmeyer

Karin Kotschwar

Terry Schwimmer

Jeff Schwebke